Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

75 Nicholas Street, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$2,500,000	&	\$2,700,00	0				
Median sale price								
Median price	\$1,932,500	Property Type	House	Suburb	Ashburton			
Period - From	01/04/2023	to 30/06/2023	Sou	rce REIV				

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5 Oliver St ASHBURTON 3147	\$2,900,000	22/04/2023
2	63 Florizel St GLEN IRIS 3146	\$2,625,000	15/06/2023
3	42 Albion Rd GLEN IRIS 3146	\$2,530,000	22/04/2023

OR

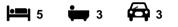
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/10/2023 13:18







Property Type: House Agent Comments

Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price June quarter 2023: \$1,932,500

Comparable Properties



5 Oliver St ASHBURTON 3147 (REI/VG)



Price: \$2,900,000 Method: Auction Sale Date: 22/04/2023 Property Type: House (Res) Land Size: 632 sqm approx

63 Florizel St GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$2,625,000 Method: Private Sale Date: 15/06/2023 Property Type: House Land Size: 649 sqm approx

42 Albion Rd GLEN IRIS 3146 (VG)



Agent Comments

Agent Comments



Price: \$2,530,000 Method: Sale Date: 22/04/2023 Property Type: House (Res) Land Size: 624 sqm approx

Account - Marshall White | P: 03 9822 9999





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.